

## TITLE IV - DOCKET AND COMPREHENSIVE PLAN *updated 07.16.2015*

DEVELOPMENT REGULATIONS TITLE IV DOCKET				
Initiated by/ Assigned to	Date	Form	Amendment Request	Technical /Policy
Rocale/Chip	09.27.10	Email	<b>Density bonuses in the R-14, RM-U, and COR zones</b> <i>Review the provisions for density bonuses and establish a direct correlation to the bonus criteria and the number of bonus units allowed.</i>	T
Laureen and Rocale	04.18.12 04.09.14	Email	<b>Modifications Subsection</b> <i>Amend RMC 4-2-115 by adding a new subsection "Modifications" that references RMC 4-9-250D and clarifies that the appropriate means for modifying the Residential Design and Open Space Standards is a "modification".</i>	P
Jennifer, as requested by Graffiti Task Force	01.16.14	Email	<b>Graffiti on Signs</b> <i>Graffiti "tags" are not allowed on signs, even if the sign was created for a business as a mural and the artist is a tagger.</i>	P
Vanessa	08.29.14	Email	<b>Public Meetings</b> <i>Consider requiring a public meeting (neighborhood meeting) for subdivisions. This applies to formal plats, not short plats and includes staff and the developer.</i>	
Chip	07.16.15	Verbal	<b>Street Frontage Improvements</b> <i>Review fee-in-lieu of program for frontage improvements in consideration of areas with no frontage improvements, such as the Benson area.</i>	
Rocale	04.13.15	Email	<b>Installation of Public Information Sign</b> <i>Currently only subdivisions require the placement of a Public Information Sign prior to land use entitlement submittal. However, there are several commercial and other residential projects from which the public could benefit from information posted on a public information sign. A public information sign be required for all Type II permits or greater. Additionally, the description of a public information sign can only be found in RMC 4-7-070.G. In my opinion this description should also be moved to RMC 4-8-090.</i>	
Angie	07.10.15	Email	<b>Downtown Business District Map</b> <i>Review the current Downtown Business District Map based on the work completed by the City Center Community Plan Advisory Board and Planning Commission.</i>	



Ongoing/Already Initiated



Docket #11 Staff Recommendation

Staff	N/A		<b>Design standards for development based on the type of use</b> <i>Currently, the design standards based on locational criteria, by zone or overlay. This item would explore applying design standards based on use, for example a retail business or office building. The manner in which the standards are currently applied gives the benefit of design standards to some areas, while other areas do not receive this benefit. Additionally, this would make the design standards easier to understand and administer.</i>	P
Chip	08.05.10	Email	<b>Outdoor storage</b> <i>The code is ambiguous regarding what is considered outside storage and where it is or is not appropriate. Additionally, regulations for "Bulk Storage Facilities" constitute a large portion of our code, yet have not been needed in 2 decades. Should we consider streamlining if not eliminating these storage-related regulations?</i>	P
Jennifer/Chip	01.06.11	Email	<b>Public Facilities Permit</b> <i>A new Public Facilities Permit would allow greater flexibility to authorize City facilities in proximity to where services from the facility are delivered to the public. The current system allows certain types of City facilities in certain zone classifications. A new Public Facilities Permit could be permitted outright, administratively, or through a public hearing process depending on the public facility's location, zone and impact to surrounding land uses irrespective of zoning classification.</i>	P
Neil/Kris	01.12.12 05.04.10	Email	<b>Alternative Energy &amp; Small Wind Turbines</b> <i>Update code to encourage installations of alternative energy facilities in locations/situations which the city deems desirable. Establish where small wind turbines are allowed and standards to provide guidance on definitions, setbacks, height limits, and other related code sections.</i>	
Rocale	03.06.12	Email	<b>Landscape Standards Exemptions</b> <i>Include zones that can be reduced to zero from the exemption for a 10 foot landscape strip (RMC 4-7-070F) to eliminate the need for a modification from the landscaping standards</i>	P
Rocale	03.21.13	Email	<b>Minor Plat Modification</b> <i>Create a formal process to change from a Preliminary Plat to a Short Plat</i>	P
Rocale	03.31.14	Email	<b>Notice Requirements</b> <i>Allow for parties of record (including applicants, owners, etc.) to receive electronic correspondence instead of snail mail correspondence for a project. This would significantly reduce our paper, ink, and postage costs.</i>	

Jennifer	06.13.14	Email	<b>Fee Simple</b> <i>This was requested by the Master Builders: Consider adoption of a proposed ordinance to facilitate the creation of fee simple lots within multi-family residential zones for detached condominiums as owners in other cities indicate that they were having difficulty re-financing their homes. These owners stated that banks were often reluctant to loan on a condominium and further appraised their homes no differently from conventional attached condominium developments, resulting in lower appraised values for, from all appearances, detached single family homes.</i>	
Jan Conklin	06.19.14	Email	<b>Address Changes Upon Annexation</b> <i>The City can notify the post office, King County and Puget Sound Energy, but we have no way of notifying Google Maps to update their records with the new addresses. It would be safer for our citizens if we did not require them to change unless there is a life safety issue. Life safety issues would include house addressed off of the wrong street. Numbers out of sequence or not in the correct grid sequence. Another issue would be an isolated island of homes surrounded by City addresses.</i>	
Rocale	07.10.14	Email	<b>Reconsideration Procedures</b> <i>The code does not limit the number of reconsiderations a single person can apply for. Additionally, there is no allowing for parties of record to comment when a reconsideration/appeal is being considered. Additionally there appears to be duplication of the option to request a reconsideration unless the one of the citations is moved under a sub-header or they can be consolidated into one. Revise the RMC 4-8-110.E.2 and RMC 4-8-110E.13 to better define the reconsideration process</i>	
Larry	03.20.15	Email	<b>Appeal Process</b> <i>Review why a party of record who is not an appellant or develop be permitted to argue the case by letter, when they can't do it orally. See Tiffany Park Appeal</i>	
Paul	07.16.15	Verbal	<b>Parties of Record</b> <i>Redefine "Party of Record" in order to determine what constitutes "testimony" and "timely." Staff is unable to determine when parties of record are no longer able to be established, and what is considered testimony.</i>	
Neil Watts	09.12.14	Email	<b>Street Excavations</b> <i>Maintenance has found several sewer and storm main lines that have been damaged by boring activity from franchise utility work, sometimes resulting in a conduit being installed right through a city sewer main. We are addressing the problem by requiring the franchise utilities, such as PSE, to video the nearby City</i>	

			<i>owned lines following completion of their boring project. We developed language for the upcoming PSE electrical franchise to add to our enforcement authority. However we also have problems with gas and communication lines which will be subject to new franchise negotiations for many years. Consider adding permit requirement language to city code to help address the problem.</i>	
Vanessa	11.17.14	Email	<b>Clustering Provisions</b> <i>Change of clustering provisions to use PUD provision of RMC or establish standards for clustering beyond open space.</i>	
Rocale	12.10.14	Email	<b>Refine the Definitions of: Lot Types, Lot Measurements, Lot Lines, and Yards</b> <i>The code does not accurately define common lot types, lot width and lot depth, individual lot lines, and the definitions of each type of yard.</i>	
Angie	01.30.15	Email	<b>Channel Migration Zones</b> <i>Adopt the work that King County is doing with Cedar River Channel Migration Zones</i>	
Angie, per David Nives	02.10.15	Email	<b>Beekeeping in Commercial and Industrial Zones</b> <i>Request from citizen to allow beekeeping in commercial and industrial zones</i>	
Chip and Rocale	04.10.15	Email	<b>Automall: Update the Improvement Plan</b> <i>Consider expanding the boundaries for the Automall area to include East Valley Road given the location of Harley, Honda, and potentially CarMax. Also, address dealer's needs in regards to promotional flags and other signage for consistency with new laws.</i>	
Angie	07.16.15	Verbal	<b>Density in the CD Zone</b> <i>Reconcile mismatch between maximum density and maximum height. The density limit will not likely result in the maximum height being achieved.</i>	
Paul	07.16.15	Verbal	<b>Land Use Permit Expirations</b> <i>Establish expiration periods for various land use permits. Land use approvals should have time limits because as conditions change the approved development may no longer be compatible.</i>	

<b>Submittal Standards</b>				
Rocale	01.20.10	Email	<i>Add Design Checklist to the Submittal Requirements if located in a design district</i>	T
Chip	02.11.10	Email	<i>Remove submittal standards from code and establish as a handout and post on the web in order to keep current and provide reasonable public access.</i>	T
Laureen	10.01.09	Email	<i>Overall plan sheet set for short/full plats. Move to Submittal Standards.</i>	T
Laureen	04.02.10	Email	<i>Add text to submittal requirements due to adoption of new Storm Drainage Regulations</i>	T
Rocale	05.25.11	Email	<i>Submittal Checklists reference the older manual for the Drainage Report requirements. It should be changed from 1990 to 2009.</i>	
Stacy	07.22.11	Email	<i>Remove the requirements from home occupations that the applicant is responsible for providing current mailing labels.</i>	
Laureen	07.24.13	Email	<i>Add tree retention worksheet</i>	
<b>Administrative Code Interpretations (to be created)</b>				
Kris	07.10.15	Email	<b>Stream Reclassification</b> <i>Stream reclassification for Maplewood Creek Subarea stream based on biological assessments.</i>	
Rocale/Vanessa	01.27.15	Email	<i>Copperwood Preliminary Plat resulted in a reclassification of a stream that needs to be adopted as a part of the Stream Classification Map.</i>	
Jennifer	06.10.10	Email	<b>Definitions for construction waste and demolition waste that was deleted from the code</b> <i>Critical Area Regulations prohibit landfills with certain types of construction/ demolition waste in Aquifer Protection Areas. However, the definitions of construction and demolition waste were previously deleted from the Code. This item seeks to reinstate those definitions.</i>	T
Phil Olbrechts	05.01.12	Email	<b>Hearing Examiner Evidence</b> <i>Conflict between the "limited new evidence" rule of Reg Reform and the reconsideration provision of the RMC. See Seelig HEX decision, 05.01.2012.</i>	T
Laureen	03.04.14	Email	<b>Mylar Requirements</b> <i>Change the regulations to only require paper plan set submittals for recording for short plats, plats, and lot line adjustments, instead of mylars</i>	
Laureen	11.29.10	Email	<b>Delete Chapter 2 illustrations</b> , which no longer contain useful numerical data and incorrectly depict existing standards	T
Erika	09.17.12	Email	<b>Shorelines</b> <i>Update code to reflect "substantial development" threshold increase to \$6,416</i>	T
Vanessa	12.19.13	Email	<i>Update titles for Shoreline Environments in RMC 4-9-070H per new SMP names</i>	

Vanessa	07.28.14	Email	Correct WAC citation typo in the SMP regarding Hazardous Substance Remediation.	
<b>Housekeeping Items</b>				
Vanessa	05.19.14	Email	<b>Expiration and Extension</b> RMC 4-9-2400 should be amended to clarify that a TUP can be approved up to 5 years. Subsection 1 and subsection 3 conflict.	
Chip	07.01.15	Verbal	<b>Map PUDs</b>	
Vanessa	08.22.12	Email	RMC 4-8-080 refers to subsection H, which has been repealed. Possible housekeeping item	T
Laureen	08.31.12	Email	Add road/sidewalk cross section-type graphics to the code	T
Jerry	09.27.12	Email	Update code to remove sections that refer to the Real Estate Sign Kiosk Program	T
Laureen	12.27.12	Email	Update code to reference FEMA approved Cedar River Letter of Map Revision (LOMR) maps. Update flood hazard section to align with current FEMA flood area terminology.	T
Elizabeth	05.02.13	Written	Remapping of contiguous open space corridor	T
Jerry	10.18.13	Email	Reclass a stream from Class 4 to Class 3 for the Roman Short Plat	T
Vanessa	11.19.13	Email	Update RMC-4-4-030B Adoption by Reference to include Plans that have been adopted	T
Jennifer	01.16.14	Email	Codifier Errors: "Recreational facilities, outdoor" are allowed in the RM, IM, and IL zones, but not the IH The notes for Mini, Micro, and Macro wireless facilities have been transposed	P
Rocale	07.24.14	Email	Relocate Arterial Street Plan map (and potentially other street standards) to the complete street section of the code.	
Rocale	12.10.14	Email	<b>Master Site and Site Plan Review Decision Maker</b> RMC 4-9-200.E references the Administrator as the decision maker when it can either be the Administrator or the Hearing Examiner. The text should be changed to reflect both the Administrator or the Hearing Examiner	
<b>Administrative Code Interpretations (from January 2015 to Current)</b>				
CI-61, Title Reports				
CI-62, Side Yard Abutting Shared Driveways				
CI-63, Signage located within the Shoreline Master Program (SMP) jurisdiction				
CI-64, Side Yard Setback Requirements adopted under Ordinance 5724				
CI-65, Time Review Period for Minor Alterations				
CI-66, Minimum Dimensions for Wireless Landscaping/Screening				
CI-67, Minimum Front Yard for Alley Accessed Garages				
CI-68, Fence Height for Side Yards Along a Street and Rear Yards Abutting a Street				

CI-69, Fence Height Requiring Building Permit
CI-70, Allowed Projection into Setbacks: Fences/Retaining Walls
CI-71, Underground Utilities Exemption Process
CI-72, Applicable Landscaping Requirements and Bicycle Parking Requirements in the Center Downtown (CD) zone
CI-73, Residential Building Height (RC thru R-14)
CI-74, Amendments to Wireless Communication Facility Regulations
CI-75, Clarification as to whether tracts created for native growth protection, stormwater detention facilities, open space, and/or private access are counted towards the total lot count for the purpose of determining whether a proposed subdivision is a short plat or is a plat.
<b>CITY CENTER COMMUNITY PLAN IMPLEMENTATION</b>
<i>1.1.1 Update existing design standards for the City Center to ensure new development will fulfill the vision.</i>
<i>1.1.2 Create cohesive urban design standards for the public realm that include standards for gateways, wayfinding, street trees, street lighting, pedestrian-scaled lighting, landscaping, street furniture, utilities, and public art.</i>
<i>4.2.1 Consider rezoning the intact, single-family area of the South Renton neighborhood.</i>
<i>3.1.1 Complete a conceptual plan for the civic node</i>
<i>6.11.1 Establish priority bicycle improvements consistent with the Trails and Bicycle Master Plan within City Center subarea.</i>